

## RECORD OF PROCEEDINGS

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### MINUTES OF THE SPECIAL MEETING OF THE BOARD OF DIRECTORS

OF THE

THOMPSON CROSSING METROPOLITAN DISTRICT NO. 6

Held: Wednesday, July 20, 2022, at 3:00 p.m., via online meeting at <https://us02web.zoom.us/j/83473120947?pwd=SEdoQkFOUHhZRjc3UEpWM1VHeEk2UT09>; and via telephone conference at 1-346-248-7799, Meeting ID: 834 7312 0947, Passcode: 449286.

**Attendance:** A special meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 6 was scheduled in compliance with the laws of the State of Colorado.

The following directors were present:

Kim Kelley, Secretary/Treasurer  
Brandon Wyszynski, Assistant Secretary

Also present were: Jerry Jacobs, Timberline District Consulting, LLC; Shelby Clymer and Alyssa Ferreira, CliftonLarsonAllen LLP; Jennifer L. Ivey, Icenogle Seaver Pogue, P.C.; the following members of the Boards of Directors of Thompson Crossing Metropolitan District No. 3, Thompson Crossing Metropolitan District No. 4, and Thompson Crossing Metropolitan District No. 5: Ross Blackmer, Chris Carlton, Brett Price, Elaine J. Hoffman and Carlin J. Nafziger; and 4 members of the public.

**Call to Order:** Noting the presence of a quorum the special meeting of the Board of Directors of the Thompson Crossing Metropolitan District No. 6 was called to order.

**Director Matters/  
Disclosure Matters:** Ms. Ivey then advised the Board that pursuant to Colorado law, certain disclosures by the Board members may be required prior to taking official action at the meeting. The Board then reviewed the agenda for the meeting, following which each Board member confirmed the contents of any written disclosures previously made, stating the fact and summary nature of any matters, as required under Colorado law, to permit official action to be taken at the

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meeting. Additionally, the Board determined that the participation of the members present was necessary to obtain a quorum or otherwise enable the Board to act.

Director Wyszynski disclosed his interests and association with Clayton Properties Group II, Inc., a Colorado corporation, and noted his board membership on each of the Thompson Crossing Metropolitan District Nos. 3, 4 & 5; Central Adams County Water & Sanitation District; Green Valley Ranch East Metropolitan District Nos. 6, 7 & 8; Second Creek Ranch Water & Sanitation District; and Erie Highlands Metropolitan District Nos. 4, 5 & 6. This disclosure is associated with approval of items on the agenda that may affect his interests.

Ms. Ivey advised that written disclosures of these interests were filed with the Secretary of State at least seventy-two hours prior to the meeting.

Election of Officers: Following discussion, upon motion duly made by Director Wyszynski, and seconded by Director Kelley, the Board unanimously approved the following slate of officers:

President	Kim Kelley
Treasurer/Secretary	Brandon Wyszynski

Ms. Ivey advised the Board of Directors that Mr. Fernandez has sold his property and moved out of the District and therefore was no longer a member of the Board of Directors. Ms. Ivey further advised that four residents have expressed interest in filling vacancies on the Boards of Directors of Thompson Crossing Metropolitan District No. 4 or 6. All four residents are eligible electors of Thompson Crossing Metropolitan District No. 4. Two of the four residents have since rescinded their interest. After review and discussion, the Board of Directors directed Ms. Ivey to prepare a communication to be posted on the websites and an email blast soliciting applications for any other interested residents that wish to serve on Thompson Crossing Metropolitan District No. 4 or 6.

Approval of/Additions to/Deletions from the Agenda: Upon motion by Director Wyszynski, second by Director Kelley and unanimous vote, the Board of Directors approved the agenda, as presented.

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Public Comment For  
Matters Not on the  
Agenda: None.

Approval of Minutes -

April 5, 2022 Special Meeting: After review and discussion, and upon motion by Director Wyszynski, second by Director Kelley and unanimous vote, the Board of Directors approved the minutes of its April 5, 2022 special meeting.

Legal Matters -

Fee Resolution for Carriage Houses (Filing No. 12): Ms. Ivey presented to and reviewed with the Board the Fee Resolution for Carriage Houses (Filing No. 12). After review and discussion, upon motion by Director Wyszynski, second by Director Kelley, and unanimous vote, the Board of Directors approved the Fee Resolution for Carriage Houses (Filing No. 12), subject to any necessary revisions to ensure that only the Carriage House units are subject to the Fee. Ms. Ivey and Mr. Jacobs reported to the Board that the District's management and accounting team is assessing the actual costs of the services being provided and may be recommending an increase for the Fee to be effective in 2023.

Financial Matters -

April 30, 2022 Unaudited Financial Statements: Ms. Ferreira reviewed with the Board the April 30, 2022 unaudited financial statements. After review and discussion, upon motion by Director Kelley, second by Director Wyszynski, and unanimous vote, the Board of Directors accepted the April 30, 2022 unaudited financial statements.

2023 Budget Process: Ms. Ivey reviewed the 2023 budget calendar with the Board and advised that her office will be reaching out to schedule meetings, as needed, in compliance with the calendar.

District Manager's  
Report:

The Manager's Report was provided advising that the irrigation inventory was completed and repairs are underway, the approved summer enhancement projects are completed, fall enhancement projects are being reviewed, and design review, covenant enforcement, and pool operations are functioning normally.

Other Business: None.

Adjournment: There being no further business to come before the Board of

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Directors, upon motion of Director Wyszynski, second of Director Kelley, and unanimous vote the meeting was adjourned.

DocuSigned by:  
*Brandon Wyszynski*  
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Secretary of the District